

040.0

Map

0007

Block

0006.0

Lot

1 of 1

CARD

Commercial

ARLINGTON

APPRaised: 620,400 /

USE VALUE: 620,400 /

ASSESSed: 620,400 /

Total Card /

Total Parcel

620,400

620,400

620,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
177	-181	BROADWAY, ARLINGTON

OWNERSHIP

Owner 1:	EAST ARLINGTON REALTY LLC				
Owner 2:					
Owner 3:					
Street 1:	177 BROADWAY				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	CAMPBELL PAUL R/ TRUSTEE -		
Owner 2:	EAST ARLINGTON REALTY TRUST -		
Street 1:	177 BROADWAY		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 2,519 Sq. Ft. of land mainly classified as Restaur/Bar with a Restaurant Building built about 1925, having primarily Brick Exterior and 2070 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
326	Restaur/Bar		2519		Sq. Ft.	Site		0	30.5	5.00	CA									384,148						384,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
326	2519.000	229,700	6,600	384,100	620,400
Total Card	0.058	229,700	6,600	384,100	620,400
Total Parcel	0.058	229,700	6,600	384,100	620,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	299.71	/Parcel:	299.7

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	326	FV	229,700	6600	2,519.	377,900	614,200	614,200	Year End Roll	12/18/2019
2019	326	FV	215,100	6700	2,519.	352,700	574,500	574,500	Year End Roll	1/3/2019
2018	326	FV	215,100	2800	2,519.	314,900	532,800	532,800	Year End Roll	12/20/2017
2017	326	FV	215,100	2800	2,519.	277,100	495,000	495,000	Year End Roll	1/3/2017
2016	326	FV	215,100	2800	2,519.	207,800	425,700	425,700	Year End	1/4/2016
2015	325	FV	188,000	2900	2,519.	113,400	304,300	304,300	Year End Roll	12/11/2014
2014	325	FV	188,000	2900	2,519.	113,400	304,300	304,300	Year End Roll	12/16/2013
2013	325	FV	188,000	2900	2,519.	113,400	304,300	304,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPBELL PAUL R	72409-129	1	4/2/2019	Convenience		1	No	No	
	13849-541		12/1/1979		90,000	No	No		G

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2009	538	Re-Roof	12,325					

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2019	I & E Return	JO	Jenny O
9/12/2018	Meas/Inspect	PH	Patrick H
4/6/2016	I & E Return	MM	Mary M
3/12/2009	Meas/Inspect	197	PATRIOT
4/6/2000	Meas/Inspect	197	PATRIOT
10/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

